

IN RE: PETITION FOR VARIANCE  
NW/S Pot Spring Road, W of  
Chantre Road  
(2300 Pot Spring Road)  
8th Election District  
3rd Councilmanic District

Timonium United Methodist Church  
Petitioner

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 97-387-A  
\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Variance for that property known as 2300 Pot Spring Road, located in the vicinity of Chantrey Road in Timonium. The Petition was filed by the owner of the property, Timonium United Methodist Church, by Nancy J. Paulis, Chairman of the Board of Trustees. The Petitioner seeks relief from Section 413.1.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit two (2) identification signs totalling 90 sq.ft. in lieu of the maximum permitted one (1) identification sign of 30 sq.ft. total. The subject property and relief requested are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Diana Morgan, a representative of Timonium United Methodist Church, and William P. Monk, Land Use Consultant, who prepared the site plan for this project. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property consists of a gross area of 5.26 acres, more or less, split zoned D.R.1 and D.R.2, and is located at the northwest corner of Pot Spring Road and Chantrey Road. The property is the site of the Timonium United Methodist Church and Day School facility. The Petitioner is desirous of replacing an

ORDER RECEIVED FOR FILING

Date

By

existing temporary sign identifying its nursery school with a permanent sign, the dimensions of which are 5' by 5'9". The proposed sign will be mounted on two, 6" x 6" posts, and is more particularly described on Petitioner's Exhibit 5. The Petitioner has also incorporated into its request, an existing brick identification sign located on the northwest corner of their property. That sign has existed on the property for some time and will remain as it presently exists. However, the two signs together will consist of 90 sq.ft. of signage. Thus, in order to replace the existing temporary nursery school sign and replace same with a permanent sign as proposed herein, the requested variance is necessary.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, I am persuaded to grant the requested variance. It is clear that the two signs have existed on the property for some time and have not had any

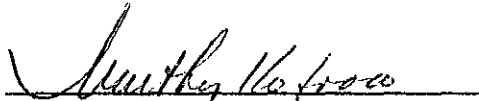
ORDER RECORDED FOR FILING  
5/17/74  
JLB

detrimental effect upon the surrounding community. In the opinion of this Deputy Zoning Commissioner, strict compliance with the zoning regulations will result in a practical difficulty and unreasonable hardship to the Petitioners. The relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 7<sup>th</sup> day of May, 1997 that the Petition for Variance seeking relief from Section 413.1.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit two (2) identification signs totalling 90 sq.ft. in lieu of the maximum permitted one (1) identification sign of 30 sq.ft. total, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING

Date 5/7/97

By [Signature]



Baltimore County  
Zoning Commissioner  
Office of Planning and Zoning

Suite 112, Courthouse  
400 Washington Avenue  
Towson, Maryland 21204  
(410) 887-4386

May 7, 1997

Ms. Nancy J. Paulis  
Chairman, Board of Trustees  
Timonium United Methodist Church  
2300 Pot Spring Road  
Timonium, Maryland 21093

RE: PETITION FOR VARIANCE  
NW/S Pot Spring Road, W of Chantrey Road  
(2300 Pot Spring Road)  
8th Election District - 3rd Councilmanic District  
Timonium United Methodist Church - Petitioner  
Case No. 97-387-A

Dear Ms. Paulis:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Mr. William P. Monk  
222 Bosley Avenue, C-6, Towson, Md. 21204

People's Counsel

File



# 387



# Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2300 Pot Spring Road

47-507-A

which is presently zoned DR 2 / DC 1

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

413.1.13.

~~443.3 (1)B~~ to permit two (2) signs with a total of 90 square feet in lieu of the maximum permitted one (1) sign with 30 square feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Individual signs are needed at separate entrances to the church and school parking lots to direct parishioners to the appropriate facilities.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee:

Legal Owner(s):

(Type or Print Name)

Timonium United Methodist Church  
(Type or Print Name)

Signature

Signature

Address

Nancy J. Paulis  
(Type or Print Name)

City State Zipcode

Nancy J. Paulis, Chair  
Signature Board of Trustees

Attorney for Petitioner.

(Type or Print Name)

2300 Pot Spring Road 410-252-5500  
Address Phone No

Timonium MD 21093  
City State Zipcode

Signature

City State Zipcode  
Name, Address and phone number of representative to be contacted

Address Phone No.

William Monk, Inc., 222 Bosley Ave., C-6  
Name

City State Zipcode

Towson, MD 21204 410-494-8931  
Address Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING  
unavailable for Hearing

1-2 h.

the following dates \_\_\_\_\_ Next Two Months

ALL \_\_\_\_\_ OTHER \_\_\_\_\_

REVIEWED BY: WJK DATE 3/13/97

Printed with Soybean Ink  
on Recycled Paper



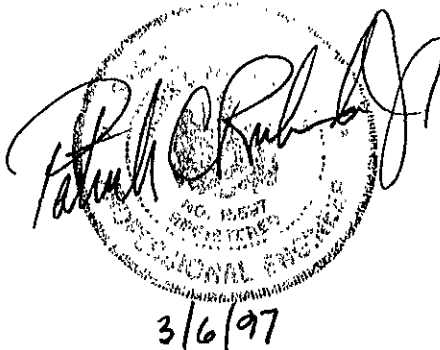
ORDER RECEIVED FOR FILING  
Date 3/13/97  
By [Signature]

17-387-A

**ZONING DESCRIPTION  
TIMONIUM METHODIST CHURCH  
2300 POT SPRINGS ROAD  
8TH ELECTION DISTRICT  
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME on the westernmost side of Pot Springs Road at the north side of the intersection of Chantry Road; thence binding on the north side of Chantry Road the following courses and distances: (1) North 81 degrees 56 minutes 17 seconds West 11.70 feet, (2) North 61 degrees 57 minutes 18 seconds West 213.43 feet, (3) North 28 degrees 02 minutes 42 seconds East 211.08 feet, (4) North 01 degrees 00 minutes 16 seconds East 111.87 feet, (5) North 29 degrees 02 minutes 42 seconds East 210.18 feet, (6) North 01 degrees 00 minutes 00 seconds East 169.96 feet, (7) South 60 degrees 57 minutes 18 seconds East 384.91 feet, (8) South 29 degrees 02 minutes 42 seconds West 341.26 feet, (9) South 28 degrees 02 minutes 42 seconds West 320.82 feet, to the place of beginning.

Containing 5.26 acres of land, more or less.

A circular professional engineer seal for Robert O. Ruben, No. 1887, State of Maryland. The seal is stamped over a handwritten signature. Below the seal, the date 3/6/97 is handwritten.

3/6/97

# 387

**NOTICE OF HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #97-387-A  
2300 Pot Spring Road  
corner of W/S Pot Spring Road, N/S Chantry Road  
8th Election District  
4th Councilmanic  
Legal Owner(s):  
Timonium United Methodist Church

Variance: to permit two signs with a total of 90 square feet in lieu of the maximum permitted one sign with 30 square feet.

Hearing: Tuesday, April 15, 1997 at 10:00 a.m., 4th floor hearing room, County Courts Building, 401 Beslay Ave.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call 887-3353.

(2) For information concerning the File and/or Hearing, Please Call 887-3391.

3/343 March 27 C130013

**CERTIFICATE OF PUBLICATION**

TOWSON, MD.,

March 27, 1997

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on March 27, 1997.

**THE JEFFERSONIAN,**

*A. Henrickson*

**LEGAL AD. - TOWSON**

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 028710  
97-387-4

DATE 3/13/97

INITIALS 387

BY: [Signature]

AMOUNT \$ 250.00

RECEIVED FROM: Timonium United Methodist Church - Spring Rd.  
2300 Rd.

FOR: 020 - Comm. Vehicle - \$250.00

01A000#0226MICHR  
RA COLD:37AM03-13-97  
\$250.00

VALIDATION OR SIGNATURE OF CASHIER  
WHITE - CASHIER  
PINK - AGENCY  
YELLOW - CUSTOMER

# CERTIFICATE OF POSTING

RE: Case No.:

97-387-A

Petitioner/Developer: TIMONIUM U.M. CHURCH

40 WILLIAM MONK, ESQ.

Date of Hearing/Closing:

4/22/97

TUESDAY AT ROOM 106  
C.O.B.

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law  
were posted conspicuously on the property located at #2300 POT SPRING RD,  
@TIMONIUM UNITED METHODIST CHURCH

SEE REV. DATE & TIME  
The sign(s) were posted on

4/3/97

(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 4/4/97  
(Signature of Sign Poster and Date)

Patrick M. O'Keefe

(Printed Name)

523 Penny Lane

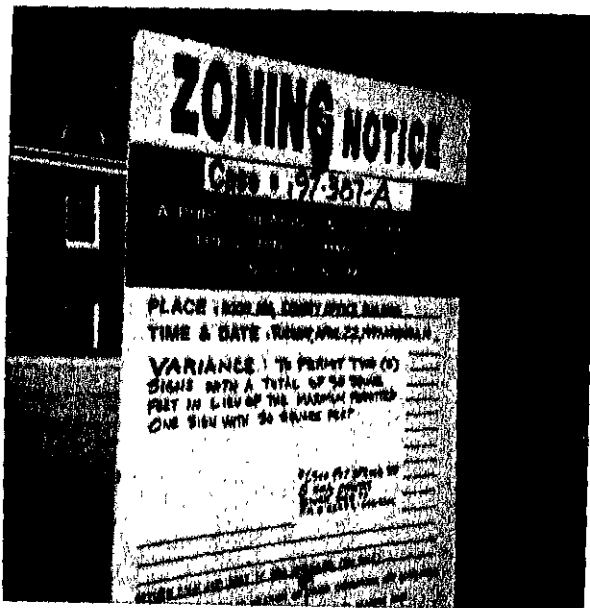
(Address)

Hunt Valley, MD 21030

(City, State, Zip Code)

(410) 666-5366

Pager (410) 646-8354  
(Telephone Number)





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Ave.  
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 387

Petitioner: Timonium United Methodist Church

Location: 2300 Pot Spring Rd.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Nancy J Paulis

ADDRESS: 2300 Pot Spring Road

Timonium, MD 21093

PHONE NUMBER: (410) 252-5500

AJ:ggs

(Revised 09/24/96)

Request for Zoning, Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than \_\_\_\_\_.

Format for Sign Printing, Black Letters on White Background:

## ZONING NOTICE

Case No.: 97-387-A

A PUBLIC HEARING WILL BE HELD BY  
THE ZONING COMMISSIONER  
IN TOWSON, MD

PLACE: \_\_\_\_\_

DATE AND TIME: \_\_\_\_\_

REQUEST: to permit 2 signs with a total of  
90 sq ft. in lieu of 1 sign with 30  
sq ft.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.  
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

TO: PUTUXENT PUBLISHING COMPANY  
March 27, 1997 Issue - Jeffersonian

97-387-A

Please forward billing to:

Nancy J. Paulis  
Timonium United Methodist Church  
2300 Pot Spring Road  
Timonium, MD 21093  
252-5500

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#### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-387-A  
2300 Pot Spring Road  
corner of W/S Pot Spring Road, N/S Chantry Road  
8th Election District - 4th Councilmanic  
Legal Owner(s): Timonium United Methodist Church

Variance to permit two signs with a total of 90 square feet in lieu of the maximum permitted one sign with 30 square feet.

HEARING: TUESDAY, APRIL 15, 1997 at 10:00 a.m., 4th floor hearing room, County Courts Building, 401 Bosley Ave..

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County  
Department of Permits and  
Development Management

97-387-A

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

March 21, 1997

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-387-A  
2300 Pot Spring Road  
corner of W/S Pot Spring Road, N/S Chantry Road  
8th Election District - 4th Councilmanic  
Legal Owner(s): Timonium United Methodist Church

Variance to permit two signs with a total of 90 square feet in lieu of the maximum permitted one sign with 30 square feet.

HEARING: TUESDAY, APRIL 15, 1997 at 10:00 a.m., 4th floor hearing room, County Courts Building, 401 Bosley Ave..

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon  
Director

cc: Timonium United Methodist Church  
William Monk, Inc.

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY MARCH 31, 1997.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Baltimore County  
Department of Permits and  
Development Management

97-387-A

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

March 24, 1997

NOTICE OF REASSIGNMENT

CASE NUMBER: 97-387-A  
2300 Pot Spring Road  
corner of W/S Pot Spring Road, N/S Chantry Road  
8th Election District - 4th Councilmanic  
Legal Owner(s): Timonium United Methodist Church

Variance to permit two signs with a total of 90 square feet in lieu of  
the maximum permitted one sign with 30 square feet.

HEARING: TUESDAY, APRIL 22, 1997 at 11:00 a.m., Room 106, County Office  
Building, 111 W. Chesapeake Avenue.

A handwritten signature in cursive script, reading "Arnold Jablon". The signature is written in dark ink and is positioned above the printed name and title.

ARNOLD JABLON  
DIRECTOR

cc: Timonium United Methodist Church  
William Monk, Inc.

PLEASE NOTE THAT THE ZONING NOTICE SIGN MUST BE POSTED ON THE PROPERTY  
BY APRIL 7, 1997.





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

April 18, 1997

Ms. Nancy J. Paulis  
Timonium United Methodist Church  
2300 Pot Spring Road  
Timonium, MD 21093

RE: Item No.: 387  
Case No.: 97-387-A  
Petitioner: Nancy J. Paulis

Dear Ms. Paulis:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on March 13, 1997.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (410-887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over a faint, larger version of the same signature.

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/re  
Attachment(s)





**Maryland Department of Transportation**  
**State Highway Administration**

David L. Winstead  
Secretary

Parker F. Williams  
Administrator

Ms. Roslyn Eubanks  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County 3.21.97  
Item No. 387 M J L

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for Ronald Burns, Chief  
Engineering Access Permits  
Division

LG

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 3/25/97

FROM: R. Bruce Seeley.  
Permits and Development Review  
DEPRM

SUBJECT: Zoning Advisory Committee  
Meeting Date: March 24, 97

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

379

388

381

389

382

390

383

393

385

394

387

RBS:sp

BRUCE2/DEPRM/TXTSBP

B A L T I M O R E   C O U N T Y,   M A R Y L A N D

I N T E R O F F I C E   C O R R E S P O N D E N C E

TO:        Arnold Jablon, Director  
            Department of Permits & Development  
            Management

Date:   March 31, 1997

FROM: *RWB* Robert W. Bowling, Chief  
            Development Plans Review Division

SUBJECT:   Zoning Advisory Committee Meeting  
            for March 31, 1997  
            Item Nos. 378, 379, 380, 381, 382, 383, 384, 385, 386, (387) & 391

            The Development Plans Review Division has reviewed the subject  
zoning item, and we have no comments.

RWB:HJO:cab

cc:   File

ZONE331.NOC

Baltimore County Government  
Fire Department



700 East Joppa Road Suite 901  
Towson, MD 21286-5500

(410) 887-4500

March 31, 1997

Arnold Jablon, Director  
Zoning Administration and Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF March 24, 1997

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

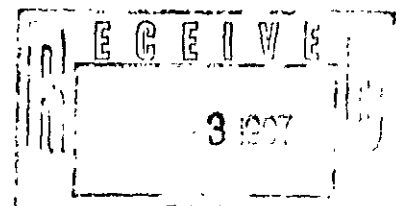
8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

380, 381, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Permits and Development  
Management

DATE: April 2, 1997

FROM: Pat Keller, Director  
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. (387), 396, 402, 404, 405, 406, 407, and 408

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

Division Chief:

PK/JL

# PETITION PROBLEMS

97-387-A

## #378 --- MJK

1. Sign form is incomplete/incorrect.

## #379 --- JLL

1. Sign form is incomplete/incorrect.

## #380 --- RT

1. Folder says zoning is D.R.-3.5; petition says zoning is D.R.-5.5 -- Which is correct?

## #382 --- CAM

1. Need printed or typed title and authorization of person signing for legal owner.
2. Need printed name and title and authorization of person signing for contract purchaser.
3. No review information on bottom of petition form.

## #385 --- MJK

1. Sign form is incomplete/incorrect.
2. No description on folder.
3. No zoning on folder.
4. No acreage on folder.
5. No election district on folder.
6. No councilmanic district on folder.
7. Plan is illegible.

**#387 --- MJK**

1. Sign form is incomplete/incorrect.

**#388 --- JLL**

1. Sign form is incomplete/incorrect.
2. No practical difficulty or hardship on petition form.
3. No description on folder.
4. No zoning on folder.
5. No acreage on folder.
6. No election district on folder.
7. No councilmanic district on folder.

**#389 --- JLL**

1. Sign form is incomplete/incorrect.
2. No practical difficulty or hardship on petition form.

**#390 --- MJK**

1. Sign form is incomplete/incorrect.
2. No telephone number for legal owner.

**#391 --- CAM**

1. No review information on bottom of petition form.
2. Area listed on folder - acres, square feet, what?

**#392 --- CAM**

1. No review information on bottom of petition form.

**#394 --- JLL**

1. Sign form is incomplete/incorrect.

RE: PETITION FOR VARIANCE  
2300 Pot Spring Road, Corner of W/S  
Pot Spring Road, N/S Chantry Road  
8th Election District, 4th Councilmanic

Timonium United Methodist Church  
Petitioner

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* CASE NO. 97-387-A

\* \* \* \* \*

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

Carole S. Demilio  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 25<sup>th</sup> day of April, 1997, a copy of the foregoing Entry of Appearance was mailed to William Monk, Inc., 222 Bosley Avenue, C-6, Towson, MD 21204, representative for Petitioner.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN

Gwen,

Please note  
the hearing is

Tues, 4/22/97

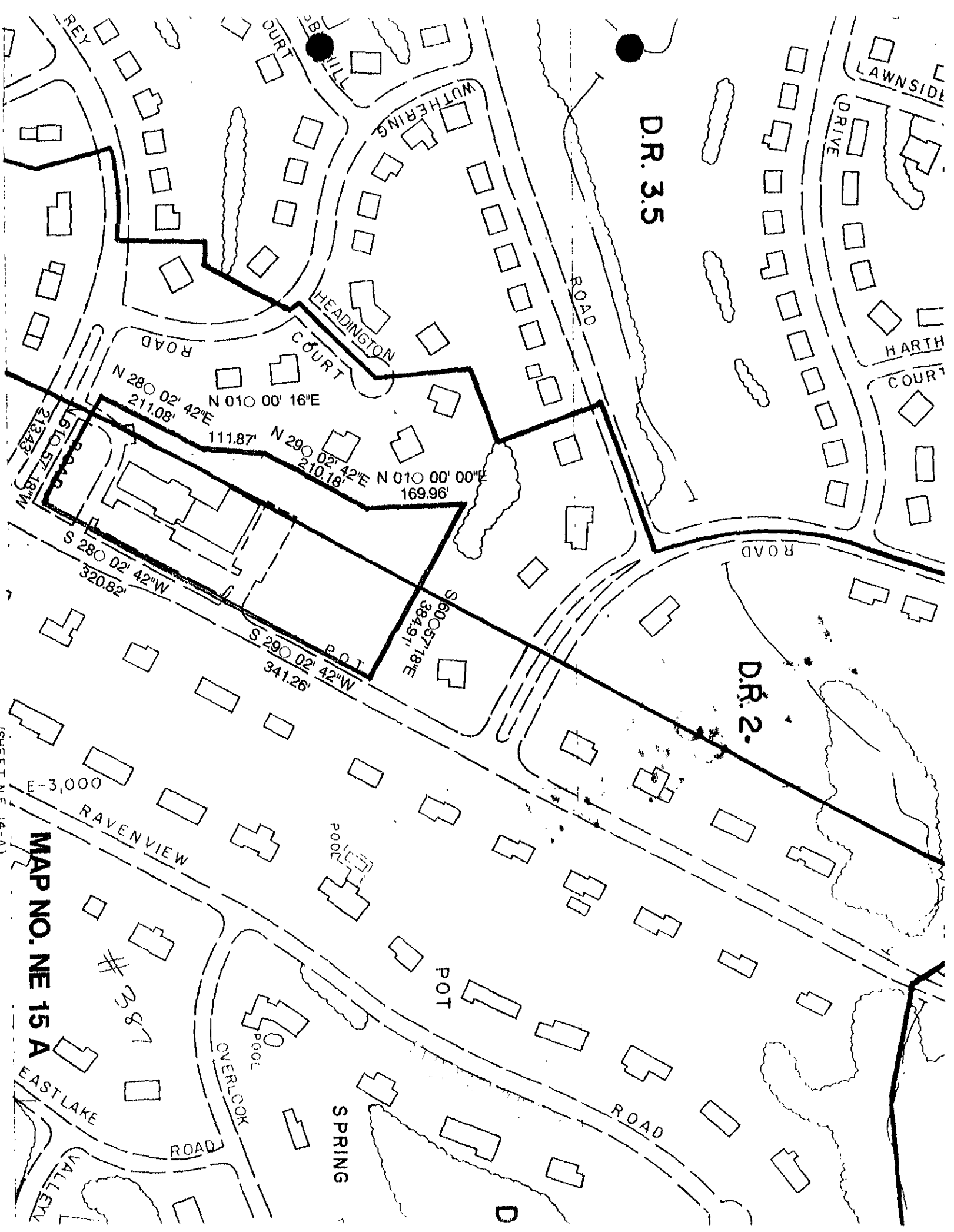
at 11:00 A.M.

J.S.S

James Cunningham

3/24/97

91-387-A



D.R. 3.5

D.R. 2.

MAP NO. NE 15 A

E-3,000

RAVENVIEW

EASTLAKE

ROAD

OVERLOOK

SPRING

POT

POOL

POOL

SHEET NO. 14-A

REY  
COURT  
WUTHERING  
HEADINGTON  
COURT  
ROAD  
N 28° 02' 42" E 211.08'  
N 01° 00' 16" E 111.87'  
N 29° 02' 42" E 210.18'  
N 01° 00' 00" E 169.96'  
S 28° 02' 42" W 320.82'  
S 29° 02' 42" W 341.26'  
S 60° 57' 18" E 384.97'  
P.O.T.  
1610.57' 18" W  
218.43'

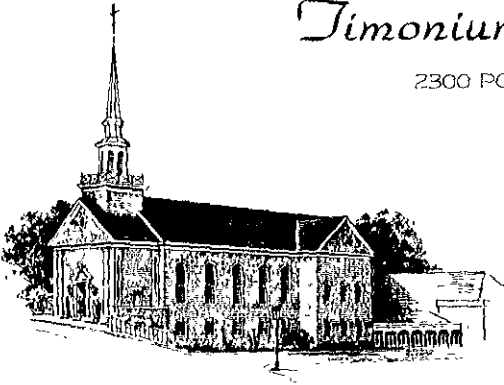
LAWNSIDE  
DRIVE  
HARTH  
COURT

ROAD

ROAD

ROAD

D



# Timonium United Methodist Church

2300 POT SPRING ROAD, TIMONIUM, MD 21093 2796  
(410) 252-5500

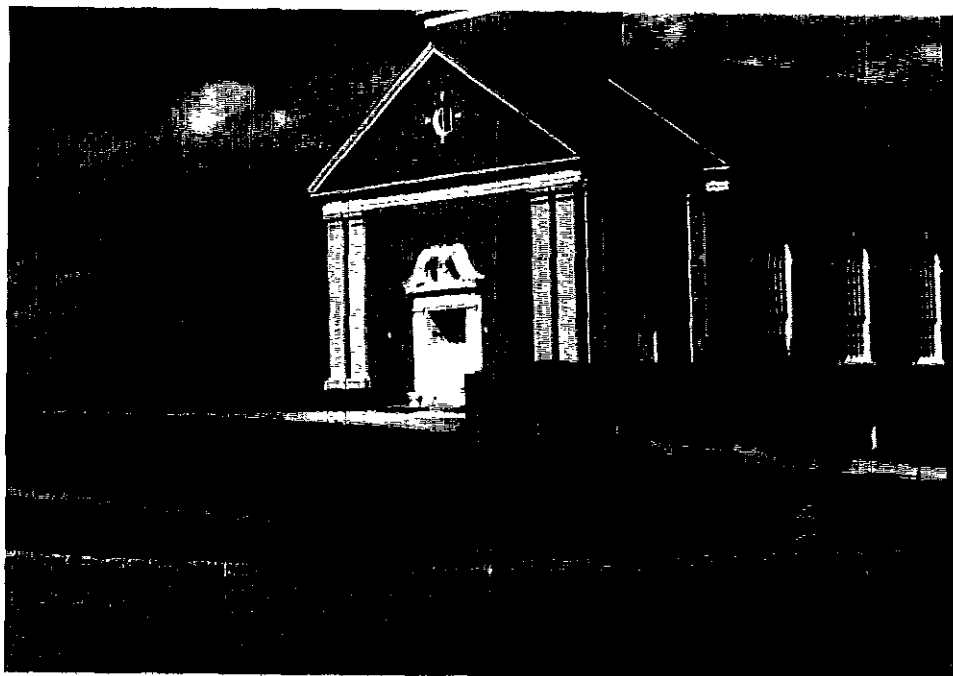
TO WHOM IT MAY CONCERN:

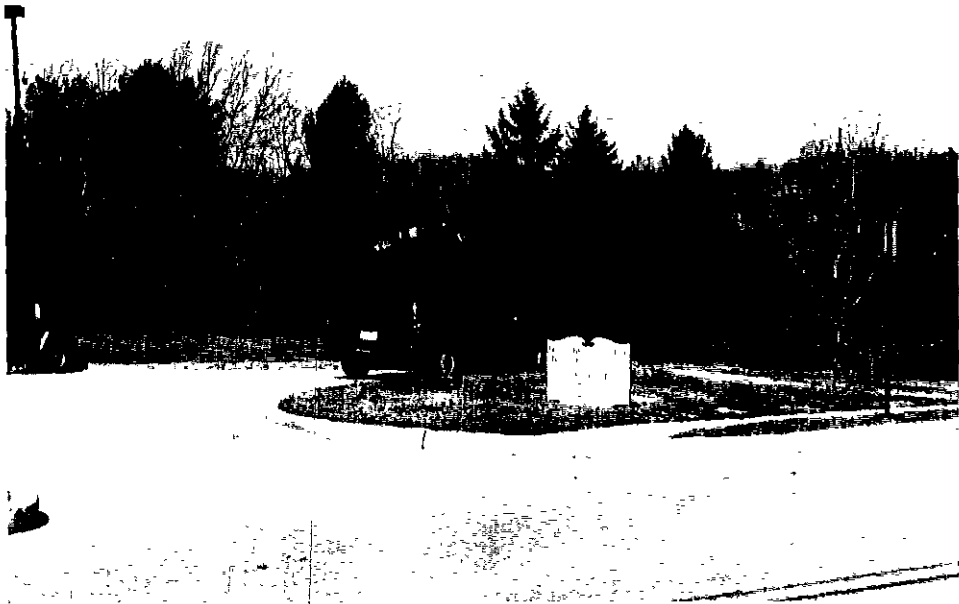
This letter will verify that the bearer, Mrs. Dianna Morgan, Director of the Timonium United Methodist Nursery School, is hereby granted authority to represent the interest of Timonium United Methodist Church, at the Baltimore County Zoning Hearing held on April 22, 1997, regarding a permanent sign along Pot Spring Road at the northern-most (lower) entrance to the Church Parking Lot. We understand that this sign requires a variance application. We respectfully ask that such variance be granted.

Sincerely,

R. Frederick Crider, Jr.  
Pastor

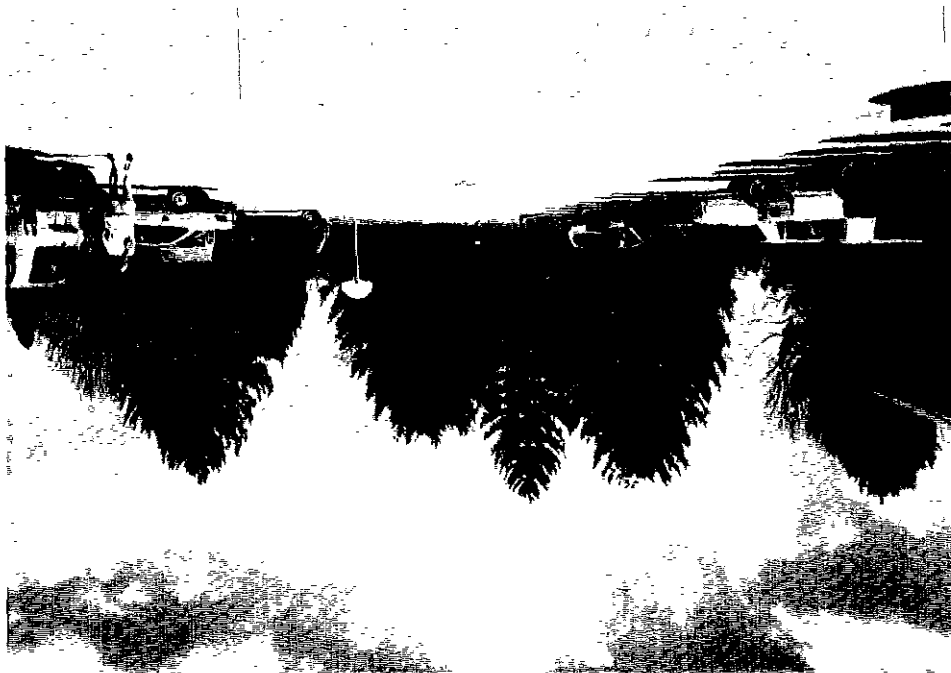
RECEIVED  
MAY 1 1997  
BALTIMORE COUNTY  
2

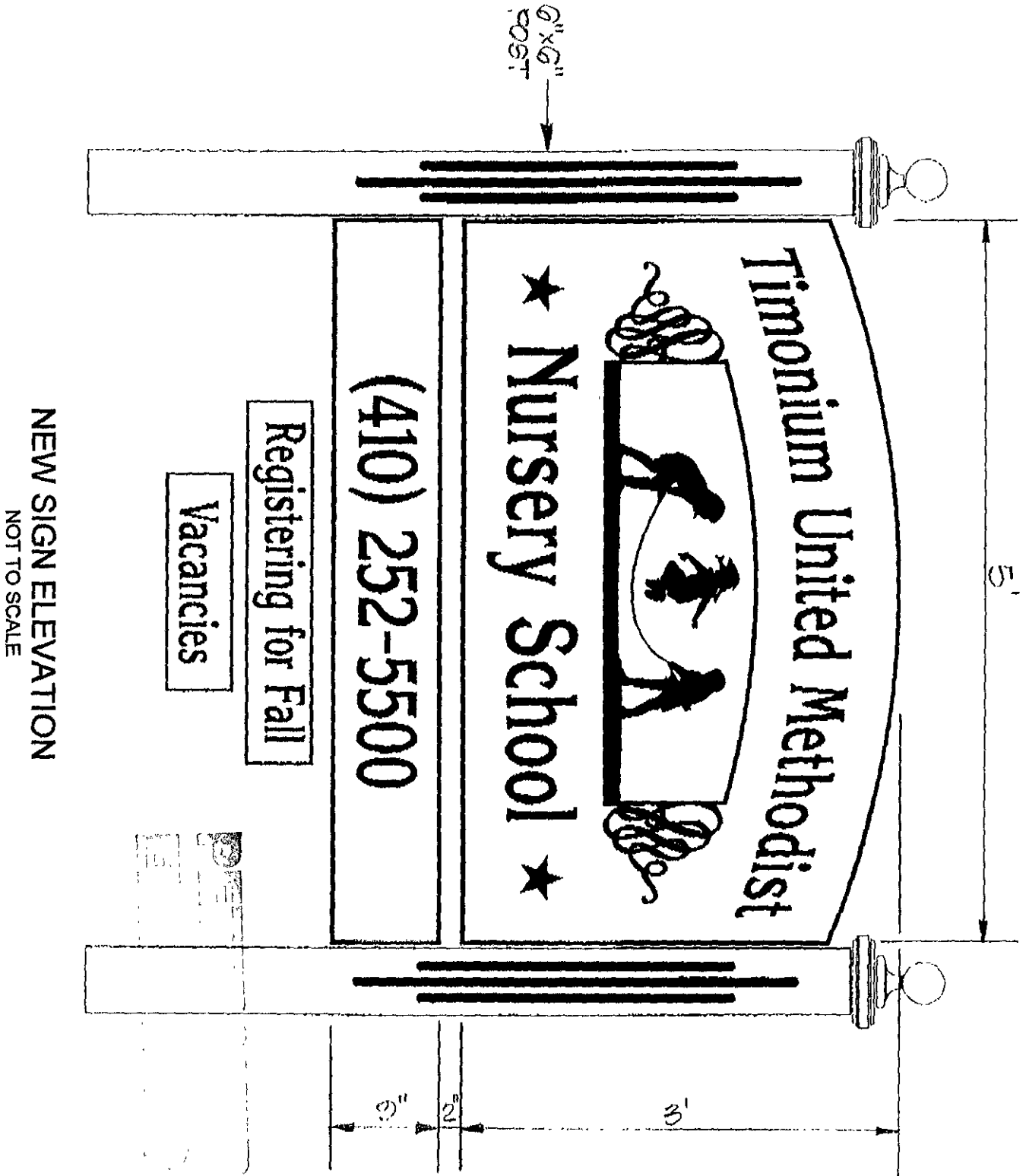




4



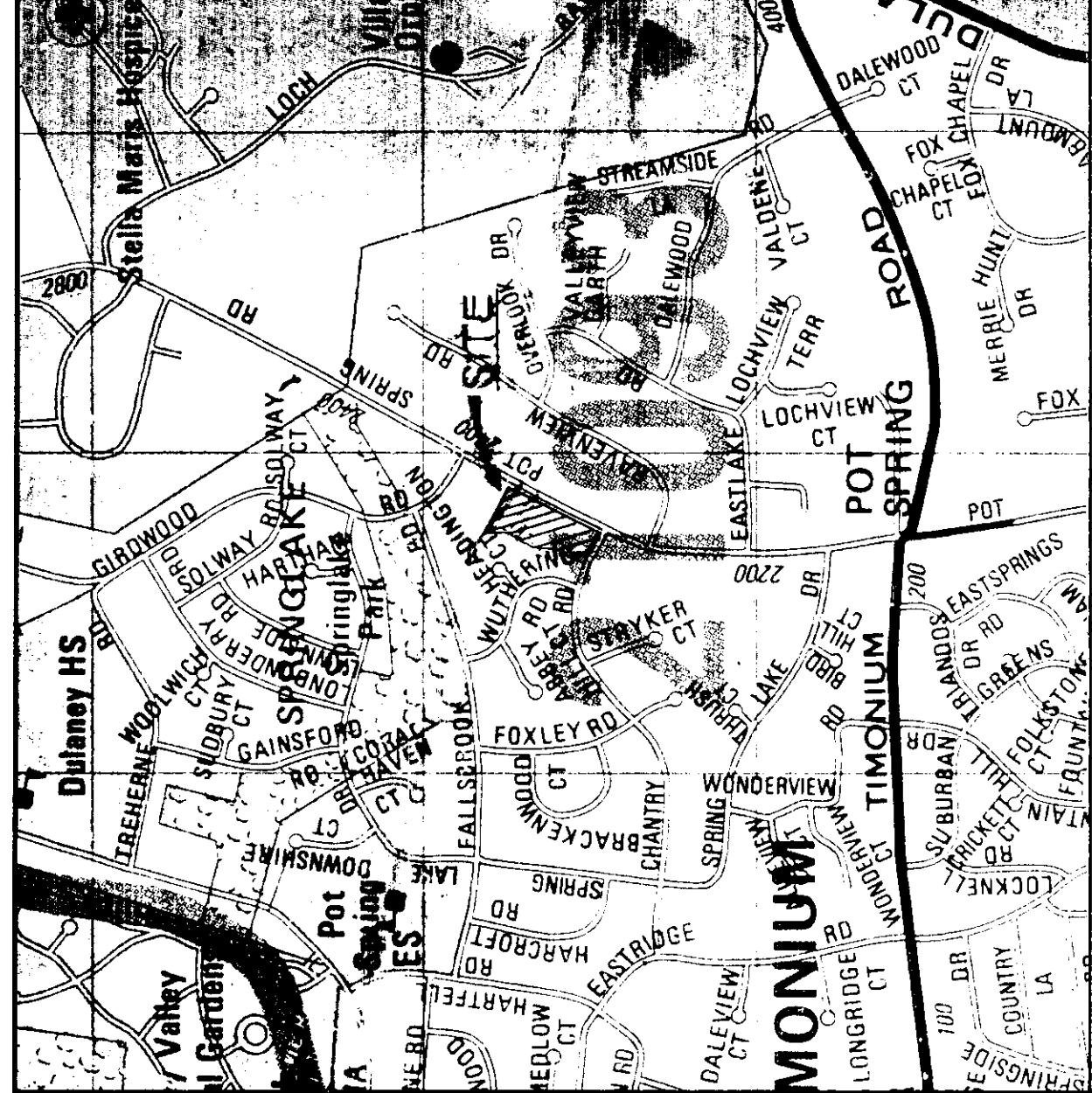




# VARIANCE PETITION

VARIANCE REQUESTED VARIANCE REQUESTED

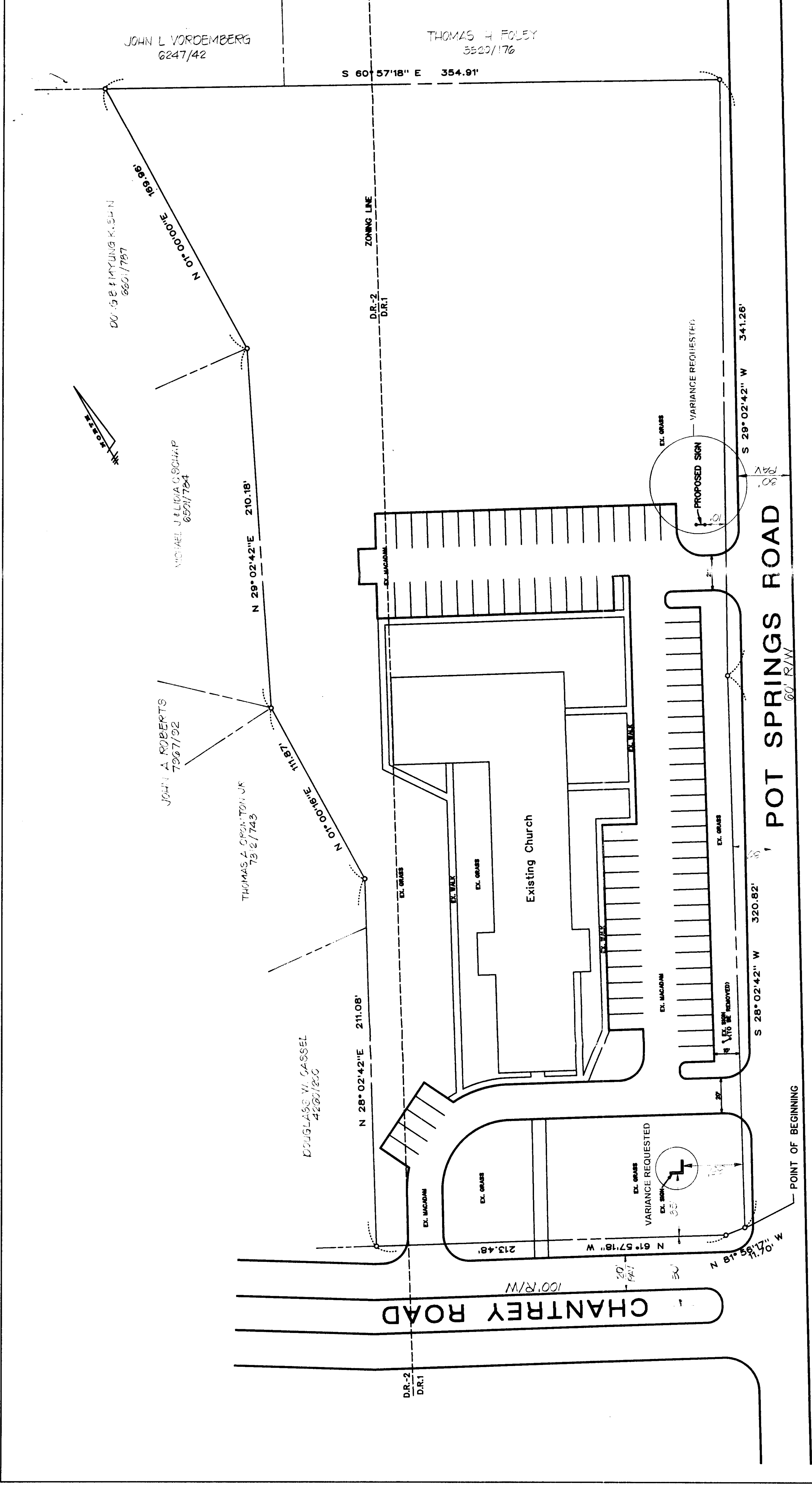
RECEIVED



VICINITY MAP  
SCALE: 1" = 1000'

NOTES:

1. EXISTING ZONING: D.R.-1 & D.R.-2
2. GROSS LOT AREA: 5.26A
3. VARIANCE: Section 413.19 to allow two (2) signs with a total of 90 sq. ft. in lieu of the maximum permitted one (1) sign with 30 square feet.
4. EXISTING USE: Church and day school
5. PROPOSED USE: Church and day school
6. PREVIOUS ZONING HEARINGS: None.
7. PREVIOUS COMMERCIAL PERMITS: None.
8. OWNERSHIP INFORMATION: Timonium United Methodist Church  
2300 Pot Springs Road  
Timonium, MD 21093
9. DEED REFERENCE: 3754/230
10. TAX MAP: 61 GRID: 2 PARCEL: 12
11. CENSUS TRACT: 4085.05
12. TAX ACCOUNT #: 8-0820087266
13. ELECTION DISTRICT NO.: 8
14. COUNTY COUNCIL DISTRICT NO.: 4
15. PARKING NOTE: Proposed sign location will not interfere with any existing parking spaces, loading areas or travel lanes.
16. UTILITIES: Site is served by existing public utilities.
17. SIGNS: All existing signs are shown on the plat.



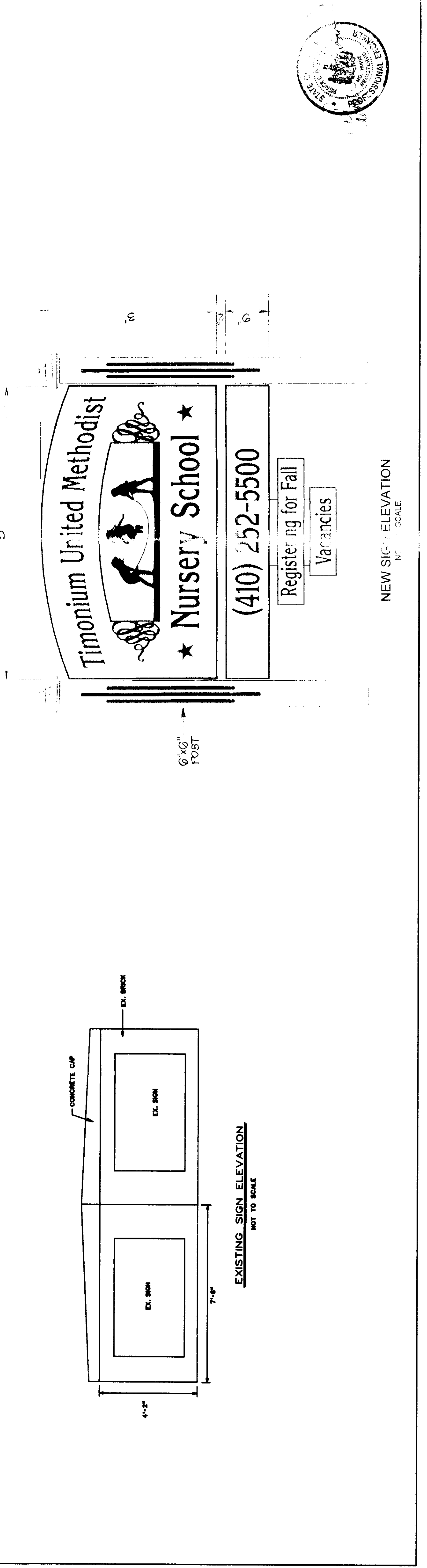
**William Monk, Inc.**  
ENGINEERS - PLANNERS  
Countryside Commerce C-4  
288 South Avenue, Suite 200  
Timonium, Maryland 21093  
Phone: 410-584-0881 Fax: 410-584-0885

PLAN TO ACCOMPANY  
VARIANCE PETITION  
**97-387-A**  
# 387

TIMONIUM METHODIST CHURCH

BALTIMORE COUNTY, MARYLAND

REVISIONS	DATE	BY	REASON
1	07/10	WMS	1 of 1



IN RE: PETITION FOR VARIANCE  
NW/4 Pot Spring Road, W of  
Chantrey Road  
(2300 Pot Spring Road)  
8th Election District  
3rd Councilmanic District  
Timonium United Methodist Church  
Petitioner

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 97-387-A

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Variance for that property known as 2300 Pot Spring Road, located in the vicinity of Chantrey Road in Timonium. The Petition was filed by the owner of the property, Timonium United Methodist Church, by Nancy J. Paulis, Chairman of the Board of Trustees. The Petitioner seeks relief from Section 413.1.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit two (2) identification signs totalling 90 sq.ft. in lieu of the maximum permitted one (1) identification sign of 30 sq.ft. total. The subject property and relief requested are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Diana Morgan, a representative of Timonium United Methodist Church, and William P. Monk, Land Use Consultant, who prepared the site plan for this project. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property consists of a gross area of 5.26 acres, more or less, split zoned D.R.1 and D.R.2, and is located at the northwest corner of Pot Spring Road and Chantrey Road. The property is the site of the Timonium United Methodist Church and Day School facility. The Petitioner is desirous of replacing an

existing temporary sign identifying its nursery school with a permanent sign, the dimensions of which are 5' by 5'9". The proposed sign will be mounted on two, 6" x 6" posts, and is more particularly described on Petitioner's Exhibit 5. The Petitioner has also incorporated into its request, an existing brick identification sign located on the northwest corner of their property. That sign has existed on the property for some time and will remain as it presently exists. However, the two signs together will consist of 90 sq.ft. of signage. Thus, in order to replace the existing temporary nursery school sign and replace same with a permanent sign as proposed herein, the requested variance is necessary.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, I am persuaded to grant the requested variance. It is clear that the two signs have existed on the property for some time and have not had any

detrimental effect upon the surrounding community. In the opinion of this Deputy Zoning Commissioner, strict compliance with the zoning regulations will result in a practical difficulty and unreasonable hardship to the Petitioners. The relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 7<sup>th</sup> day of May, 1997 that the Petition for Variance seeking relief from Section 413.1.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit two (2) identification signs totalling 90 sq.ft. in lieu of the maximum permitted one (1) identification sign of 30 sq.ft. total, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

*Timothy M. Kytroco*  
TIMOTHY M. KYTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING  
Date 5/14/97  
By [Signature]



Baltimore County  
Zoning Commissioner  
Office of Planning and Zoning

Suite 112, Courthouse  
400 Washington Avenue  
Towson, Maryland 21204  
(410) 887-4386

May 7, 1997

Ms. Nancy J. Paulis  
Chairman, Board of Trustees  
Timonium United Methodist Church  
2300 Pot Spring Road  
Timonium, Maryland 21093

RE: PETITION FOR VARIANCE  
NW/4 Pot Spring Road, W of Chantrey Road  
(2300 Pot Spring Road)  
8th Election District - 3rd Councilmanic District  
Timonium United Methodist Church - Petitioner  
Case No. 97-387-A

Dear Ms. Paulis:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

*Timothy M. Kytroco*  
TIMOTHY M. KYTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Mr. William P. Monk  
222 Bosley Avenue, C-6, Towson, Md. 21204

People's Counsel

File

Printed with Spectrum Ink  
on Recycled Paper



## Petition for Variance

to the Zoning Commissioner of Baltimore County  
for the property located at 2300 Pot Spring Road  
which is presently zoned DR 2/DC1

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 413.1.B to permit two (2) signs with a total of 90 square feet in lieu of the maximum permitted one (1) sign with 30 square feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons. (Indicate hardship or practical difficulty)

Individual signs are needed at separate entrances to the church and school parking lots to direct parishioners to the appropriate facilities.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Correct Purchaser/Leasee

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

City State Zipcode

(With an attorney, declare and affirm, under the penalties of perjury, that you are the legal owner(s) of the property which is the subject of this Petition.)

Legal Owner(s):

Timonium United Methodist Church

(Type or Print Name)

Signature

Nancy J. Paulis

(Type or Print Name)

Signature

Nancy J. Paulis, Chair

Board of Trustees

2300 Pot Spring Road

410-252-5500

Timonium MD 21093

City State Zipcode

Name

William Monk, Inc., 222 Bosley Ave., C-6

Towson, MD 21204

410-494-9831

Address

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Towson, MD 21204

410-494-9831

Address

City State





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Ave.  
Towson, Maryland 21204

**ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES**

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 387

Petitioner: Timonium United Methodist Church

Location: 2300 Pot Spring Rd

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Nancy J. Paulis

ADDRESS: 2300 Pot Spring Road

Timonium, MD 21093

PHONE NUMBER: (410) 252-5500

AJ:ggg

(Revised 09/24/96)

Exhibit B

# 387

Request for Zoning Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than \_\_\_\_\_

Format for Sign Printing, Black Letters on White Background:

**ZONING NOTICE**

Case No. 47-387-A

A PUBLIC HEARING WILL BE HELD BY  
THE ZONING COMMISSIONER  
IN TOWSON, MD.

PLACE:

DATE AND TIME:

REQUEST: to permit 2 signs with a total of  
90 sq. ft. in lieu of 1 sign with 30  
sq. ft.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.  
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

906  
post.doc

TO: POTENTIAL PUBLISHING COMPANY  
March 27, 1997 Issue - Jeffersonian

Please forward billing to:

Nancy J. Paulis  
Timonium United Methodist Church  
2300 Pot Spring Road  
Timonium, MD 21093  
252-5500

**NOTICE OF HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-387-A  
2300 Pot Spring Road  
corner of W/S Pot Spring Road, N/S Chantry Road  
8th Election District - 4th Councilmanic  
Legal Owner(s): Timonium United Methodist Church

Variance to permit two signs with a total of 90 square feet in lieu of the maximum permitted one sign with 30 square feet.

HEARING: TUESDAY, APRIL 15, 1997 at 10:00 a.m., 4th floor hearing room, County Courts Building, 401 Bowley Ave..

LARRY E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

March 21, 1997

**NOTICE OF HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-387-A  
2300 Pot Spring Road  
corner of W/S Pot Spring Road, N/S Chantry Road  
8th Election District - 4th Councilmanic  
Legal Owner(s): Timonium United Methodist Church

Variance to permit two signs with a total of 90 square feet in lieu of the maximum permitted one sign with 30 square feet.

HEARING: TUESDAY, APRIL 15, 1997 at 10:00 a.m., 4th floor hearing room, County Courts Building, 401 Bowley Ave..

ARNOLD JABLON  
Director

cc: Timonium United Methodist Church  
William Monk, Inc.

NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY MARCH 31, 1997.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Printed with Soybean Ink  
on Recycled Paper



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

March 24, 1997

**NOTICE OF REASSIGNMENT**

CASE NUMBER: 97-387-A  
2300 Pot Spring Road  
corner of W/S Pot Spring Road, N/S Chantry Road  
8th Election District - 4th Councilmanic  
Legal Owner(s): Timonium United Methodist Church

Variance to permit two signs with a total of 90 square feet in lieu of the maximum permitted one sign with 30 square feet.

HEARING: TUESDAY, APRIL 22, 1997 at 11:00 a.m., Room 106, County Office Building, 111 W. Chesapeake Avenue.

ARNOLD JABLON  
DIRECTOR

cc: Timonium United Methodist Church  
William Monk, Inc.

PLEASE NOTE THAT THE ZONING NOTICE SIGN MUST BE POSTED ON THE PROPERTY BY APRIL 7, 1997.



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

April 18, 1997

Ms. Nancy J. Paulis  
Timonium United Methodist Church  
2300 Pot Spring Road  
Timonium, MD 21093

RE: Item No.: 387  
Case No.: 97-387-A  
Petitioner: Nancy J. Paulis

Dear Ms. Paulis:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on March 13, 1997.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (410-887-3391).

Sincerely,  
W. Carl Richards, Jr.  
Zoning Supervisor

WCR/re  
Attachment(s)

Printed with Soybean Ink  
on Recycled Paper



Maryland Department of Transportation  
State Highway Administration

David L. Winstead  
Secretary  
Parker F. Williams  
Administrator

Ms. Roslyn Eubanks  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County 3-21-97  
Item No. 387 M J K

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

1- Ronald Burns, Chief  
Engineering Access Permits  
Division

LG

My telephone number is \_\_\_\_\_  
Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free  
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: PDM DATE: 3/25/97  
FROM: R. Bruce Saeley  
Permits and Development Review  
DEPRM  
SUBJECT: Zoning Advisory Committee  
Meeting Date: March 24, 97

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee items:

Item #'s:	379	388
	381	389
	382	390
	383	393
	385	394
	387	

RBS:sp

BRUCE2/DEPRM/TXTSBP

BALTIMORE COUNTY, MARYLAND  
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits & Development  
Management  
Date: March 31, 1997

FROM: Robert W. Bowling, Chief  
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting  
for March 31, 1997  
Item Nos. 378, 379, 380, 381, 382, 383, 384, 385, 386, 387 & 391

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:cab  
cc: File

ZONE331.NOC

Baltimore County Government  
Fire Department

700 East Joppa Road Suite 901  
Towson, MD 21286-5500

(410) 887-4500

March 31, 1997

Arnold Jablon, Director  
Zoning Administration and Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF March 24, 1997

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

9. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

380, 381, 382, 384, 385, 386, 387, 388, 389, 390, 391, 392

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Permits and Development  
Management  
DATE: April 2, 1997

FROM: Pat Keller, Director  
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 387, 396, 402, 404, 405, 406, 407, and 408

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by: *Jeffrey Long*

Division Chief: *Sam L. Kline*

PK/JL

ITEM387/PZONE/ZAC1

PETITION PROBLEMS

97-387-A

#378 --- MJK

1. Sign form is incomplete/incorrect.

#379 --- JLL

1. Sign form is incomplete/incorrect.

#380 --- RT

1. Folder says zoning is D.R.-3.5; petition says zoning is D.R.-5.5 -- Which is correct?

#382 --- CAM

1. Need printed or typed title and authorization of person signing for legal owner.  
2. Need printed name and title and authorization of person signing for contract purchaser.  
3. No review information on bottom of petition form.

#385 --- MJK

1. Sign form is incomplete/incorrect.  
2. No description on folder.  
3. No zoning on folder.  
4. No acreage on folder.  
5. No election district on folder.  
6. No councilmanic district on folder.  
7. Plan is illegible.

#387 --- MJK

1. Sign form is incomplete/incorrect.

#388 --- JLL

1. Sign form is incomplete/incorrect.  
2. No practical difficulty or hardship on petition form.  
3. No description on folder.  
4. No zoning on folder.  
5. No acreage on folder.  
6. No election district on folder.  
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#389 --- JLL

1. Sign form is incomplete/incorrect.  
2. No practical difficulty or hardship on petition form.

#390 --- MJK

1. Sign form is incomplete/incorrect.  
2. No telephone number for legal owner.

#391 --- CAM

1. No review information on bottom of petition form.  
2. Area listed on folder - acres, square feet, what?

#392 --- CAM

1. No review information on bottom of petition form.

#394 --- JLL

1. Sign form is incomplete/incorrect.

RE: PETITION FOR VARIANCE \* BEFORE THE  
2300 Pot Spring Road, Corner of W/S \* ZONING COMMISSIONER  
Pot Spring Road, N/S Chantry Road \* OF BALTIMORE COUNTY  
8th Election District, 4th Councilmanic \*  
Timonium United Methodist Church \* CASE NO. 97-387-A  
Petitioner \* \* \* \* \*

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

*Peter Max Zimmerman*  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

*Carole S. Demilio*  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 25<sup>th</sup> day of April, 1997, a copy of the foregoing Entry of Appearance was mailed to William Monk, Inc., 222 Bosley Avenue, C-6, Towson, MD 21204, representative for Petitioner.

*Peter Max Zimmerman*  
PETER MAX ZIMMERMAN

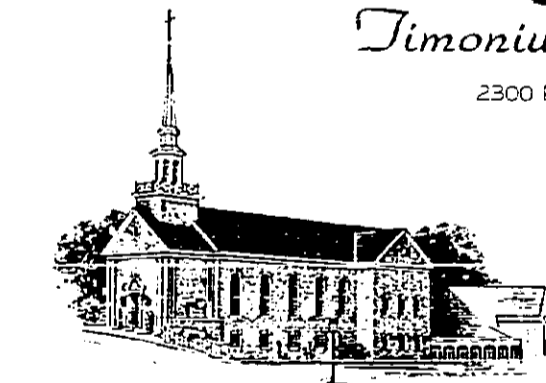
*Wen*  
*Please move*  
*this hearing to*  
*Tues, 4/22/97*  
*at 11:00 A.M.*

*T.S.*  
*Zoning Commissioner*  
*3/24/97*

97-387-A

Timonium United Methodist Church

2300 POT SPRING ROAD, TIMONIUM, MD 21093-2795  
(410) 252-5500

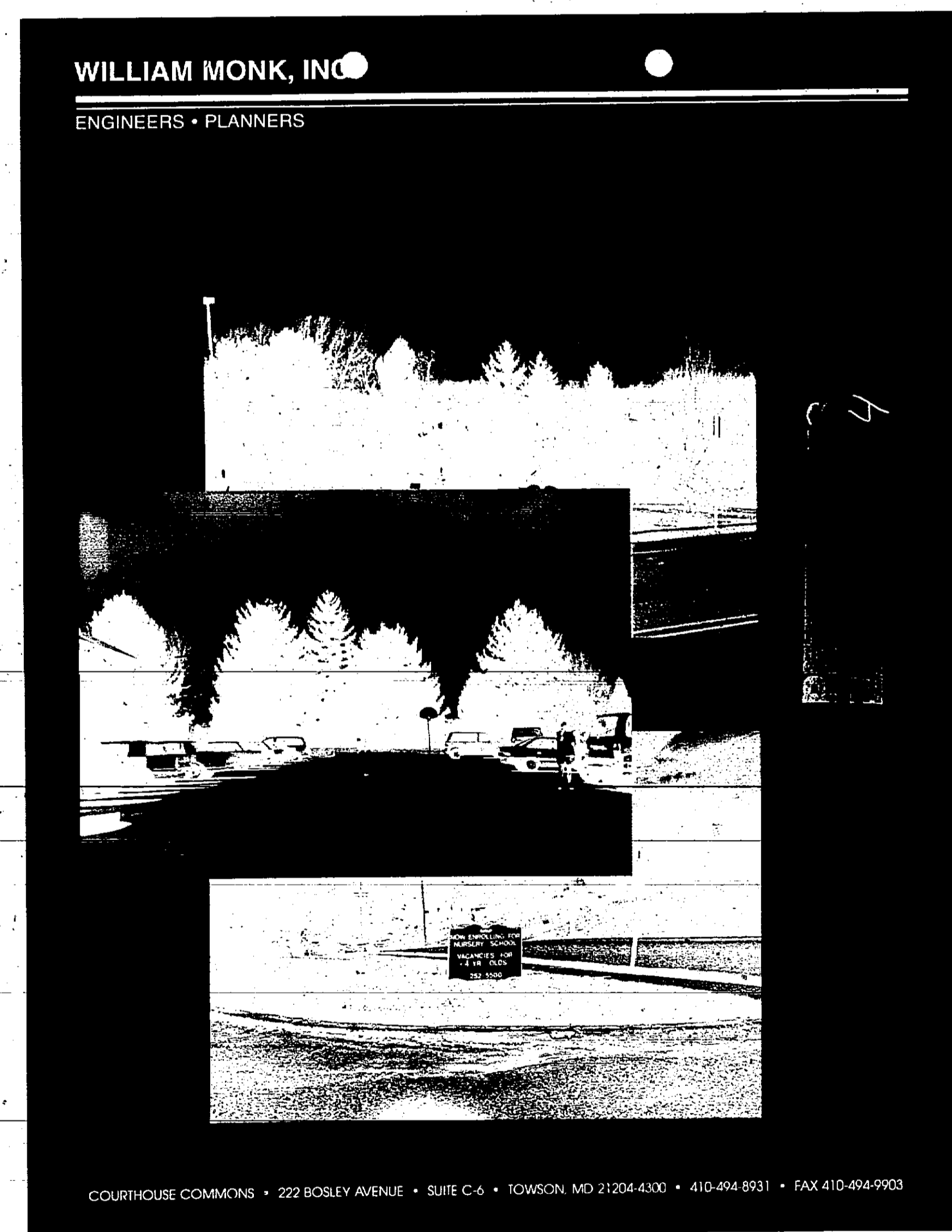
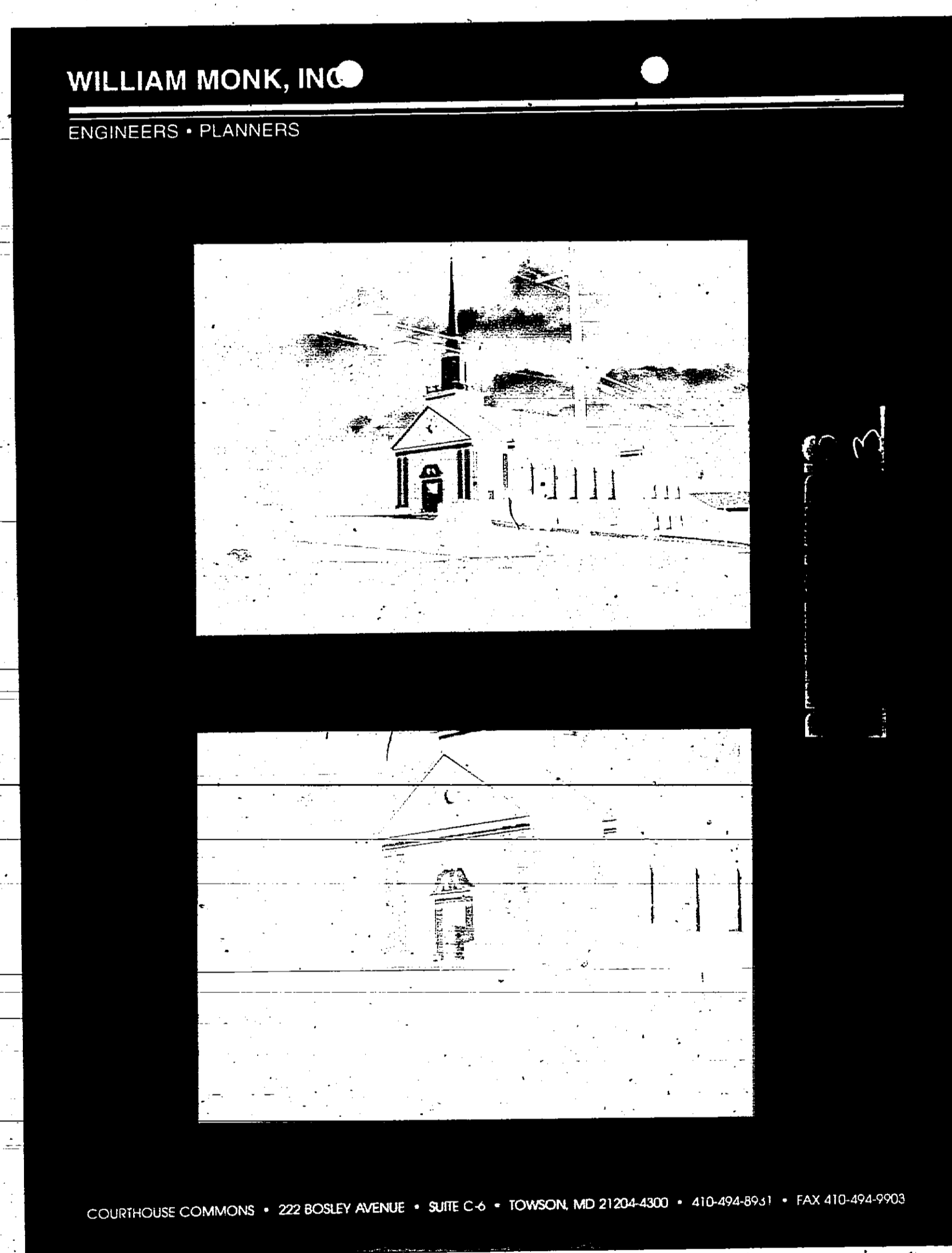


TO WHOM IT MAY CONCERN:

This letter will verify that the bearer, Mrs. Dianna Morgan, Director of the Timonium United Methodist Nursery School, is hereby granted authority to represent the interest of Timonium United Methodist Church, at the Baltimore County Zoning Hearing held on April 22, 1997, regarding a permanent sign along Pot Spring Road at the northern-most (lower) entrance to the Church Parking Lot. We understand that this sign requires a variance application. We respectfully ask that such variance be granted.

Sincerely,

*R. Frederick Crider, Jr.*  
R. Frederick Crider, Jr.  
Pastor





IN RE: PETITION FOR VARIANCE  
NW/4 Pot Spring Road, W of  
Chantrey Road  
(2300 Pot Spring Road)  
8th Election District  
3rd Councilmanic District  
Timonium United Methodist Church  
Petitioner

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 97-387-A

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Variance for that property known as 2300 Pot Spring Road, located in the vicinity of Chantrey Road in Timonium. The Petition was filed by the owner of the property, Timonium United Methodist Church, by Nancy J. Paulis, Chairman of the Board of Trustees. The Petitioner seeks relief from Section 413.1.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit two (2) identification signs totalling 90 sq.ft. in lieu of the maximum permitted one (1) identification sign of 30 sq.ft. total. The subject property and relief requested are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Diana Morgan, a representative of Timonium United Methodist Church, and William P. Monk, Land Use Consultant, who prepared the site plan for this project. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property consists of a gross area of 5.26 acres, more or less, split zoned D.R.1 and D.R.2, and is located at the northwest corner of Pot Spring Road and Chantrey Road. The property is the site of the Timonium United Methodist Church and Day School facility. The Petitioner is desirous of replacing an

existing temporary sign identifying its nursery school with a permanent sign, the dimensions of which are 5' by 5'9". The proposed sign will be mounted on two, 6" x 6" posts, and is more particularly described on Petitioner's Exhibit 5. The Petitioner has also incorporated into its request, an existing brick identification sign located on the northwest corner of their property. That sign has existed on the property for some time and will remain as it presently exists. However, the two signs together will consist of 90 sq.ft. of signage. Thus, in order to replace the existing temporary nursery school sign and replace same with a permanent sign as proposed herein, the requested variance is necessary.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, I am persuaded to grant the requested variance. It is clear that the two signs have existed on the property for some time and have not had any

detrimental effect upon the surrounding community. In the opinion of this Deputy Zoning Commissioner, strict compliance with the zoning regulations will result in a practical difficulty and unreasonable hardship to the Petitioners. The relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 7<sup>th</sup> day of May, 1997 that the Petition for Variance seeking relief from Section 413.1.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit two (2) identification signs totalling 90 sq.ft. in lieu of the maximum permitted one (1) identification sign of 30 sq.ft. total, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

*Timothy M. Kytroco*  
TIMOTHY M. KYTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING  
Date 5/14/97  
By [Signature]



Baltimore County  
Zoning Commissioner  
Office of Planning and Zoning

Suite 112, Courthouse  
400 Washington Avenue  
Towson, Maryland 21204  
(410) 887-4386

May 7, 1997

Ms. Nancy J. Paulis  
Chairman, Board of Trustees  
Timonium United Methodist Church  
2300 Pot Spring Road  
Timonium, Maryland 21093

RE: PETITION FOR VARIANCE  
NW/4 Pot Spring Road, W of Chantrey Road  
(2300 Pot Spring Road)  
8th Election District - 3rd Councilmanic District  
Timonium United Methodist Church - Petitioner  
Case No. 97-387-A

Dear Ms. Paulis:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

*Timothy M. Kytroco*  
TIMOTHY M. KYTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Mr. William P. Monk  
222 Bosley Avenue, C-6, Towson, Md. 21204

People's Counsel

File

Printed with Spectrum Ink  
on Recycled Paper



## Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2300 Pot Spring Road  
which is presently zoned DR 2/DC1

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 413.1.B to permit two (2) signs with a total of 90 square feet in lieu of the maximum permitted one (1) sign with 30 square feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons. (Indicate hardship or practical difficulty)

Individual signs are needed at separate entrances to the church and school parking lots to direct parishioners to the appropriate facilities.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Correct Purchaser/Leasee

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

City State Zipcode

(With an attorney, declare and affirm, under the penalties of perjury, that you are the legal owner(s) of the property which is the subject of this Petition.)

Legal Owner(s):

Timonium United Methodist Church

(Type or Print Name)

Signature

Nancy J. Paulis

(Type or Print Name)

*Nancy J. Paulis, Chair*  
Board of Trustees

2300 Pot Spring Road 410-252-5500

Timonium MD 21093

City State Zipcode

Name, address and phone number of representative to be contacted

William Monk, Inc., 222 Bosley Ave., C-6

Towson, MD 21204 410-494-8831

Address Phone No.

City State Zipcode

ESTIMATED LENGTH OF HEARING

1-2 h

See following dates available for hearing

All Other

DECEASED BY 254 5/14/97

WILLIAM MONK, INC.

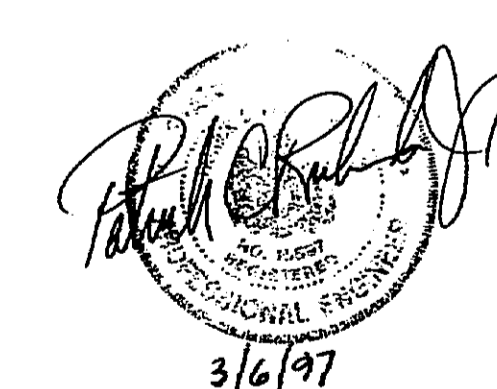
ENGINEERS • PLANNERS

17-387-A

ZONING DESCRIPTION  
TIMONIUM UNITED METHODIST CHURCH  
2300 POT SPRINGS ROAD  
8TH ELECTION DISTRICT  
BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME on the westernmost side of Pot Springs Road at the north side of the intersection of Chantry Road; thence binding on the north side of Chantry Road the following courses and distances: (1) North 81 degrees 56 minutes 17 seconds West 11.70 feet, (2) North 61 degrees 57 minutes 18 seconds West 213.43 feet, (3) North 28 degrees 02 minutes 42 seconds East 211.08 feet, (4) North 01 degrees 00 minutes 16 seconds East 111.87 feet, (5) North 29 degrees 02 minutes 42 seconds East 210.18 feet, (6) North 01 degrees 00 minutes 00 seconds East 169.96 feet, (7) South 60 degrees 57 minutes 18 seconds East 384.91 feet, (8) South 29 degrees 02 minutes 42 seconds West 341.26 feet, (9) South 28 degrees 02 minutes 42 seconds West 320.82 feet, to the place of beginning.

Containing 5.26 acres of land, more or less.



3/6/97

# 387

COURTHOUSE COMMONS • 222 BOSLEY AVENUE • SUITE C-6 • TOWSON, MD 21204

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE 3/13/97 ACCOUNT OL-615

IN: 367 BY: JSC

AMOUNT \$ 250.00

RECEIVED Timonium United Methodist Church - Spring Rd.

FOR: 020- Comm Varance - \$250.00

DIAGRAMS/22610HRC \$250.00

BA D010:37AM03-13-97

VALIDATION OR SIGNATURE OF CASHIER

DATE 3/13/97 TIME 1:00 PM

#### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Case No. 97-387-A.

Case: 97-387-A  
2300 Pot Spring Road  
NW/4 of Pot Spring Road  
8th Election District  
Timonium, Maryland  
Legal Owner(s):  
Timonium United Methodist Church

Notice: To permit two signs with a total of 90 square feet in lieu of the maximum permitted one sign with 30 square feet.

Hearing: Tuesday, April 15, 1997 at 10:00 a.m., 4th floor hearing room, County Courts Building, 407 Center Ave.

For information concerning the public hearing, please call 887-3391.

30426 March 27 1997

#### CERTIFICATE OF PUBLICATION

TOWSON, MD., March 27, 1997

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on March 27, 1997.

THE JEFFERSONIAN,  
*A. Henrickson*  
LEGAL AD. - TOWSON

#### CERTIFICATE OF POSTING

RE: Case No. 97-387-A

Petitioner/Developer: TIMONIUM U.M. CHURCH  
c/o WILLIAM MONK, ESQ.

Date of Hearing/Closing: 4/22/97  
TUESDAY AT Room 106  
C.O.B.

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at #2300 POT SPRING RD., c/o TIMONIUM UNITED METHODIST CHURCH.

SEE REV. DATE & TIME 4/3/97  
The sign(s) were posted on (Month, Day, Year)

Sincerely,

*Patrick M. O'Keefe* 4/4/97  
(Signature of Sign Poster and Date)

Patrick M. O'Keefe

(Printed Name)

523 Perry Lane

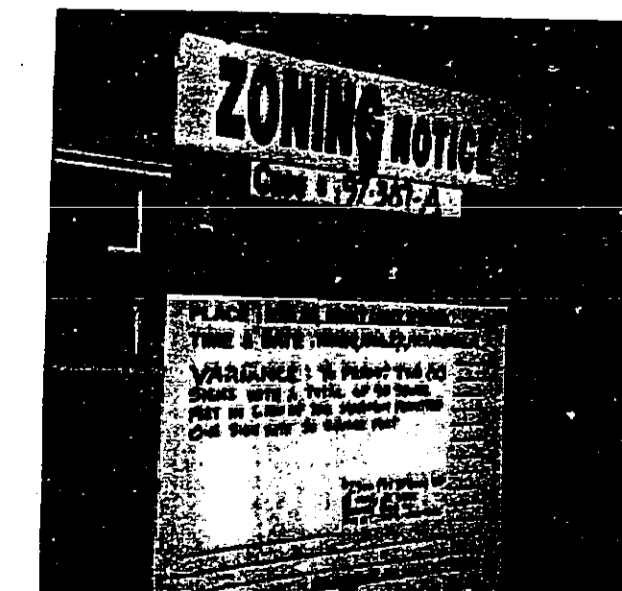
(Address)

Hunt Valley, MD 21030

(City, State, Zip Code)

(410) 666-5366 Pager (410) 444-8354

(Telephone Number)





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Ave.  
Towson, Maryland 21204

**ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES**

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 387

Petitioner: Timonium United Methodist Church

Location: 2300 Pot Spring Rd

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Nancy J. Paulis

ADDRESS: 2300 Pot Spring Road

Timonium, MD 21093

PHONE NUMBER: (410) 252-5500

AJ:ggg

(Revised 09/24/96)

Exhibit B

# 387

Request for Zoning Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than \_\_\_\_\_

Format for Sign Printing, Black Letters on White Background:

**ZONING NOTICE**

Case No. 47-387-A

A PUBLIC HEARING WILL BE HELD BY  
THE ZONING COMMISSIONER  
IN TOWSON, MD

PLACE:

DATE AND TIME:

REQUEST: to permit 2 signs with a total of  
90 sq ft in lieu of 1 sign with 30  
sq ft

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.  
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

906  
post.doc

TO: POTENTIAL PUBLISHING COMPANY  
March 27, 1997 Issue - Jeffersonian

Please forward billing to:

Nancy J. Paulis  
Timonium United Methodist Church  
2300 Pot Spring Road  
Timonium, MD 21093  
252-5500

**NOTICE OF HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-387-A  
2300 Pot Spring Road  
corner of W/S Pot Spring Road, N/S Chantry Road  
8th Election District - 4th Councilmanic  
Legal Owner(s): Timonium United Methodist Church

Variance to permit two signs with a total of 90 square feet in lieu of the maximum permitted one sign with 30 square feet.

HEARING: TUESDAY, APRIL 15, 1997 at 10:00 a.m., 4th floor hearing room, County Courts Building, 401 Bowley Ave..

LARRY E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

March 21, 1997

**NOTICE OF HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-387-A  
2300 Pot Spring Road  
corner of W/S Pot Spring Road, N/S Chantry Road  
8th Election District - 4th Councilmanic  
Legal Owner(s): Timonium United Methodist Church

Variance to permit two signs with a total of 90 square feet in lieu of the maximum permitted one sign with 30 square feet.

HEARING: TUESDAY, APRIL 15, 1997 at 10:00 a.m., 4th floor hearing room, County Courts Building, 401 Bowley Ave..

ARNOLD JABLON  
Director

cc: Timonium United Methodist Church  
William Monk, Inc.

NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY MARCH 31, 1997.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Printed with Soybean Ink  
on Recycled Paper



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

March 24, 1997

**NOTICE OF REASSIGNMENT**

CASE NUMBER: 97-387-A  
2300 Pot Spring Road  
corner of W/S Pot Spring Road, N/S Chantry Road  
8th Election District - 4th Councilmanic  
Legal Owner(s): Timonium United Methodist Church

Variance to permit two signs with a total of 90 square feet in lieu of the maximum permitted one sign with 30 square feet.

HEARING: TUESDAY, APRIL 22, 1997 at 11:00 a.m., Room 106, County Office Building, 111 W. Chesapeake Avenue.

ARNOLD JABLON  
DIRECTOR

cc: Timonium United Methodist Church  
William Monk, Inc.

PLEASE NOTE THAT THE ZONING NOTICE SIGN MUST BE POSTED ON THE PROPERTY BY APRIL 7, 1997.



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

April 18, 1997

Ms. Nancy J. Paulis  
Timonium United Methodist Church  
2300 Pot Spring Road  
Timonium, MD 21093

RE: Item No.: 387  
Case No.: 97-387-A  
Petitioner: Nancy J. Paulis

Dear Ms. Paulis:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on March 13, 1997.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (410-887-3391).

Sincerely,  
W. Carl Richards, Jr.  
Zoning Supervisor

WCR/re  
Attachment(s)

Printed with Soybean Ink  
on Recycled Paper



Maryland Department of Transportation  
State Highway Administration

David L. Winstead  
Secretary  
Parker F. Williams  
Administrator

Ms. Roslyn Eubanks  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County 3-21-97  
Item No. 387 M J K

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

1- Ronald Burns, Chief  
Engineering Access Permits  
Division

LG

My telephone number is \_\_\_\_\_  
Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free  
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: PDM DATE: 3/25/97  
FROM: R. Bruce Saelly  
Permits and Development Review  
DEPRM  
SUBJECT: Zoning Advisory Committee  
Meeting Date: March 24, 97

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee items:

Item #'s:	379	388
	381	389
	382	390
	383	393
	385	394
	387	

RBS:sp

BRUCE2/DEPRM/TXTS8P

BALTIMORE COUNTY, MARYLAND  
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits & Development  
Management  
Date: March 31, 1997

FROM: Robert W. Bowling, Chief  
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting  
for March 31, 1997  
Item Nos. 378, 379, 380, 381, 382, 383, 384, 385, 386, 387 & 391

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:cab  
cc: File

ZONE331.NOC

Baltimore County Government  
Fire Department

700 East Joppa Road Suite 901  
Towson, MD 21286-5500

(410) 887-4500

March 31, 1997

Arnold Jablon, Director  
Zoning Administration and Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF March 24, 1997

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

9. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

380, 381, 382, 384, 385, 386, 387, 388, 389, 390, 391, 392

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Permits and Development  
Management  
DATE: April 2, 1997

FROM: Pat Keller, Director  
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 387, 396, 402, 404, 405, 406, 407, and 408

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by: *Jeffrey Long*

Division Chief: *Sam L. Kline*

PK/JL

ITEM387/PZONE/ZAC1

PETITION PROBLEMS

97-387-A

#378 --- MJK

1. Sign form is incomplete/incorrect.

#379 --- JLL

1. Sign form is incomplete/incorrect.

#380 --- RT

1. Folder says zoning is D.R.-3.5; petition says zoning is D.R.-5.5 -- Which is correct?

#382 --- CAM

1. Need printed or typed title and authorization of person signing for legal owner.  
2. Need printed name and title and authorization of person signing for contract purchaser.  
3. No review information on bottom of petition form.

#385 --- MJK

1. Sign form is incomplete/incorrect.  
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7. Plan is illegible.

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#388 --- JLL

1. Sign form is incomplete/incorrect.  
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1. Sign form is incomplete/incorrect.  
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#392 --- CAM

1. No review information on bottom of petition form.

#394 --- JLL

1. Sign form is incomplete/incorrect.

RE: PETITION FOR VARIANCE \* BEFORE THE  
2300 Pot Spring Road, Corner of W/S \* ZONING COMMISSIONER  
Pot Spring Road, N/S Chantry Road \* OF BALTIMORE COUNTY  
8th Election District, 4th Councilmanic \*  
Timonium United Methodist Church \* CASE NO. 97-387-A  
Petitioner \* \* \* \* \*

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

*Peter Max Zimmerman*  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

*Carole S. Demilio*  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 25<sup>th</sup> day of April, 1997, a copy of the foregoing Entry of Appearance was mailed to William Monk, Inc., 222 Bosley Avenue, C-6, Towson, MD 21204, representative for Petitioner.

*Peter Max Zimmerman*  
PETER MAX ZIMMERMAN

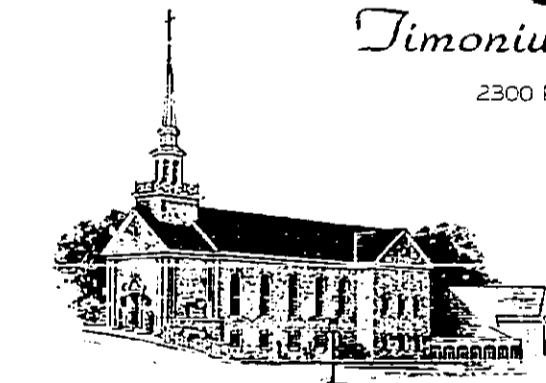
*Wen*  
*Please move*  
*this hearing to*  
*Tues, 4/22/97*  
*at 11:00 A.M.*

*T.S.*  
*Zoning Commissioner*  
*3/24/97*

97-387-A

Timonium United Methodist Church

2300 POT SPRING ROAD, TIMONIUM, MD 21093-2795  
(410) 252-5500



TO WHOM IT MAY CONCERN:

This letter will verify that the bearer, Mrs. Dianna Morgan, Director of the Timonium United Methodist Nursery School, is hereby granted authority to represent the interest of Timonium United Methodist Church, at the Baltimore County Zoning Hearing held on April 22, 1997, regarding a permanent sign along Pot Spring Road at the northern-most (lower) entrance to the Church Parking Lot. We understand that this sign requires a variance application. We respectfully ask that such variance be granted.

Sincerely,

*R. Frederick Crider, Jr.*  
R. Frederick Crider, Jr.  
Pastor

